

September 27, 2002

Ms. Deborah Biggs
General Manager
Silicon Valley Animal Control Authority
1405 Civic Center Drive
Santa Clara, CA 95050

Dear Deborah:

This letter is intended to provide clarification to the recently disclosed VTA proposal to create a BART Test Track that would encumber a portion of the 1.72 acre, 888 Reed Street site. As you are well aware, Santa Clara staff has been negotiating with SVACA for over a year to conclude a long-term ground lease on the site. It is proposed that an animal shelter, serving the seven SVACA member cities, be built on the site.

The lease document is ready to go forward to the SVACA Board for approval, however, I felt that Santa Clara, once informed of VTA's conceptual plan, had to bring this issue forward for SVACA's consideration. The Test Track area would take 14,800 square feet (nearly 20%) of the site.

VTA has also indicated to Santa Clara staff that they might seek a right of way take that would extend through the site to Lafayette Street, in an effort to obtain right of way that would eventually allow for a "BART Around the Bay" system. If the Test Track right of way is extended through the proposed shelter site to its western boundary at Lafayette Street, then 20,800 square feet of the site would be required (nearly 28% of the site).

As you are aware there is an existing hydrocarbon (gasoline) plume on the site currently under remediation by the City of Santa Clara. The extent of this hydrocarbon plume, as defined by the Regional Water Quality Control Board (RWQCB) is circled with the dotted line. The cross-hatched, smaller circle is the area of highest concentrations. The larger area measures 8,000 square feet (nearly 11% of the site). The cross-hatched plume, containing the higher concentrations of gasoline residue, measures 3,520 square feet (nearly 5% of the site).

To date I have felt that we could leave the plume area as asphalt covered parking, pushing the building structure to the back of the site. With the addition of the

possible BART right of way take siting the building on this property becomes much more of a creative design challenge. There is approximately 52,000 square feet of the total site unencumbered by plume or right of way take. Unfortunately, this 52,000 square feet (1.2 acres) is not contiguous as the plume sits nearly halfway into the site.

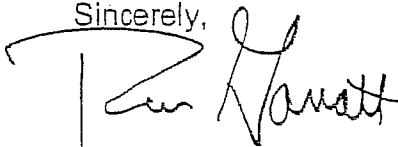
With very rough, very preliminary calculations our Engineering staff has estimated that a footprint of approximately 20,000 square feet could be sited between the right of way take and plume area. There would have to be minimal drive lanes and setbacks to achieve this footprint.

I believe a more viable option is to explore with the RWQCB opportunities to reduce the size of the plume. This would provide more flexibility in possible design solutions working within the geometries of this site.

I need to point out that VTA staff cautioned Santa Clara staff that these are very preliminary plans. VTA staff has not yet brought this Test Track concept to the Santa Clara City Council for discussion. However, given the SVACA Board's expressed desire to move forward with the regional animal shelter I felt that Santa Clara had an obligation to inform you and your Board of this right of way take possibility.

I understand this issue will be discussed at the SVACA Board's September 30th meeting. Please call me at (408) 615-2212 if you have any questions.

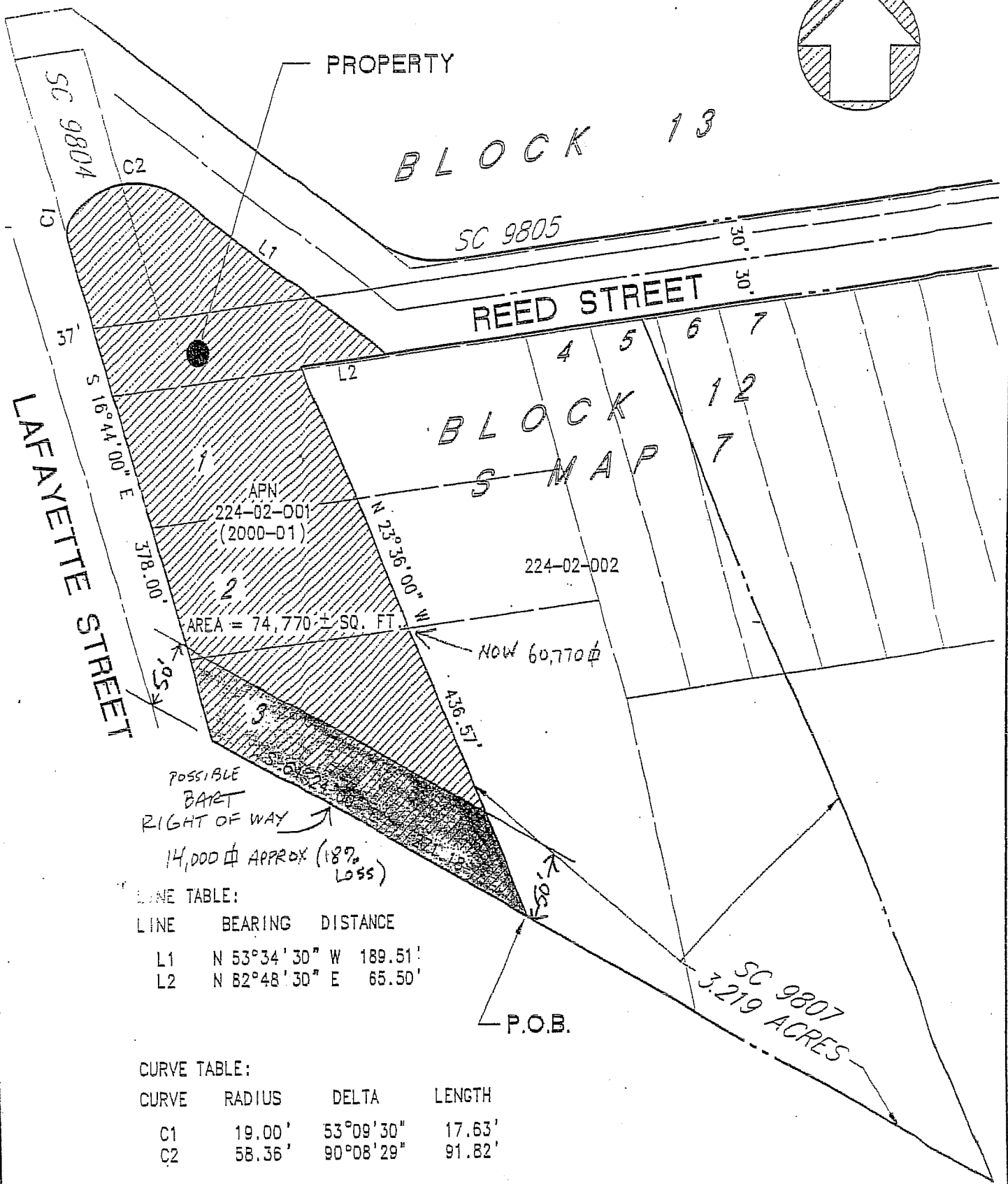
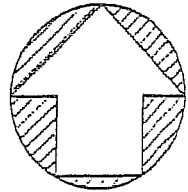
Sincerely,



Ron Garratt
Assistant City Manager

RG:ee

cc: City Manager, Jennifer Sparacino
Director of Public Works, Steve Yoshino
Assistant City Attorney, Gary Baum



POSSIBLE
BAYET
RIGHT OF WAY
14,000 ± APPROX (18%
LOSS)

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 53°34'30" W	189.51'
L2	N 82°48'30" E	65.50'

CURVE TABLE:

CURVE	RADIUS	DELTA	LENGTH
C1	19.00'	53°09'30"	17.63'
C2	58.36'	90°08'29"	91.82'

K:\...\AUTOCAD\LPD\NELSON\CORP\YARD LAF-REED rev1.DWG		
Revised	ND	4-11-01
Drawn By	ND	2-09-99
Checked By	RS	2-20-01
Approved By	R. YOSHINO	Date 4-20-01
STEVE YOSHINO DPW/CITY ENGINEER		

CITY OF SANTA CLARA

PLAT TO ACCOMPANY LEGAL DESCRIPTION

B-3

Scale	1" = 100'
Ref.	G-11
Tracing No.	11,164-A

